

# Pilsen and Little Village Land Use Strategy



# Project Partners

- The City of Chicago Department of Planning and Development (DPD) is leading the project
- The Chicago Metropolitan Agency for Planning (CMAP) is providing planning support through its Local Technical Assistance Program (LTA) program
- CMAP has contracted with Pilsen Neighbors Community Council (PNCC) to provide community outreach and engagement assistance



# Project Partners

## Department of Planning and Development

### Bureau of Housing

#### Multi-Family Financing & Housing Preservation

Bryan Esenberg

### Bureau of Zoning and Land Use

#### Sustainability/Open Space

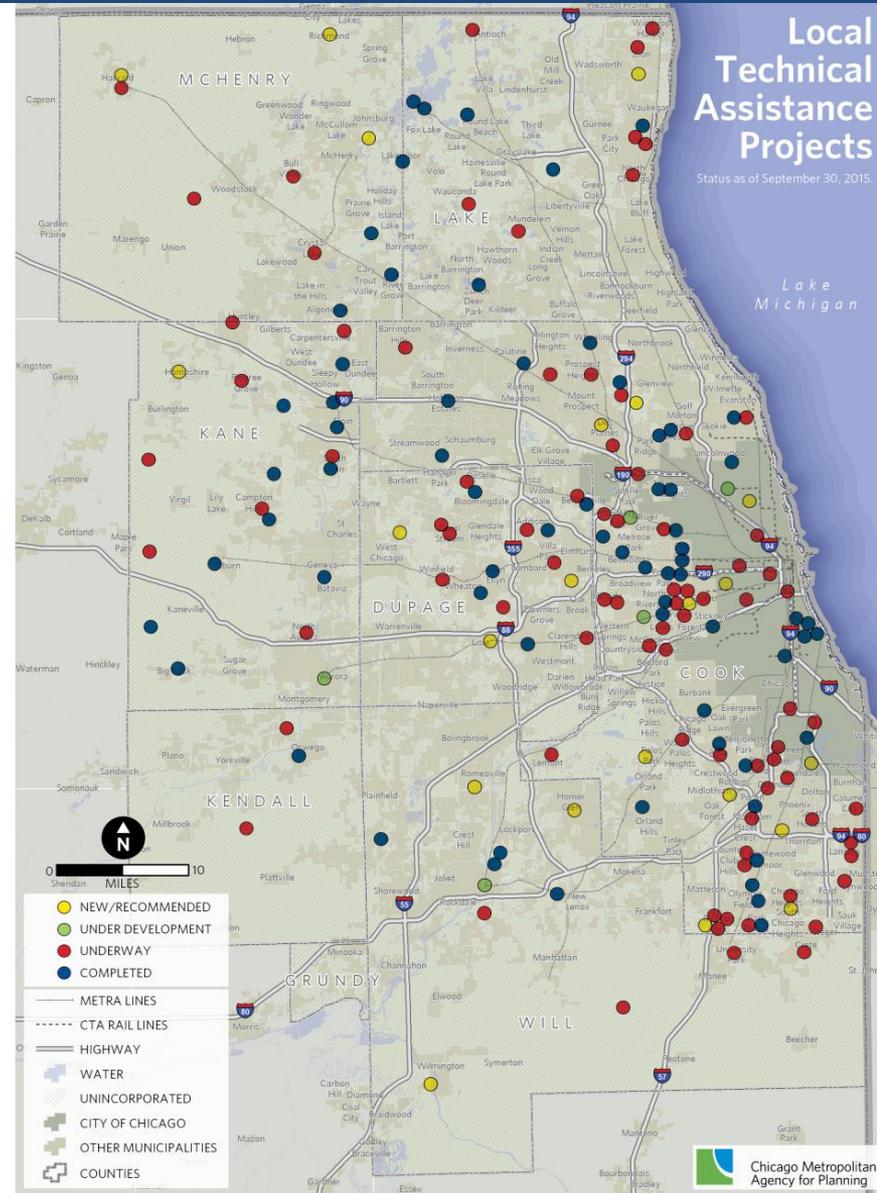
Kathy Dickhut  
Michael Berkshire

#### Planning, Design, & Historic Preservation

Eleanor Gorski  
Gerardo Garcia  
Matt Crawford

# Project Partners

- CMAP is the regional planning organization for northeastern Illinois, and was created in 2005 by Illinois General Assembly in order to integrate planning for transportation and land use
- CMAP developed **GO TO 2040**, a comprehensive, long-range plan for the Chicago Metropolitan area, which was adopted in 2010
- The LTA program implements **GO TO 2040** through direct assistance to communities



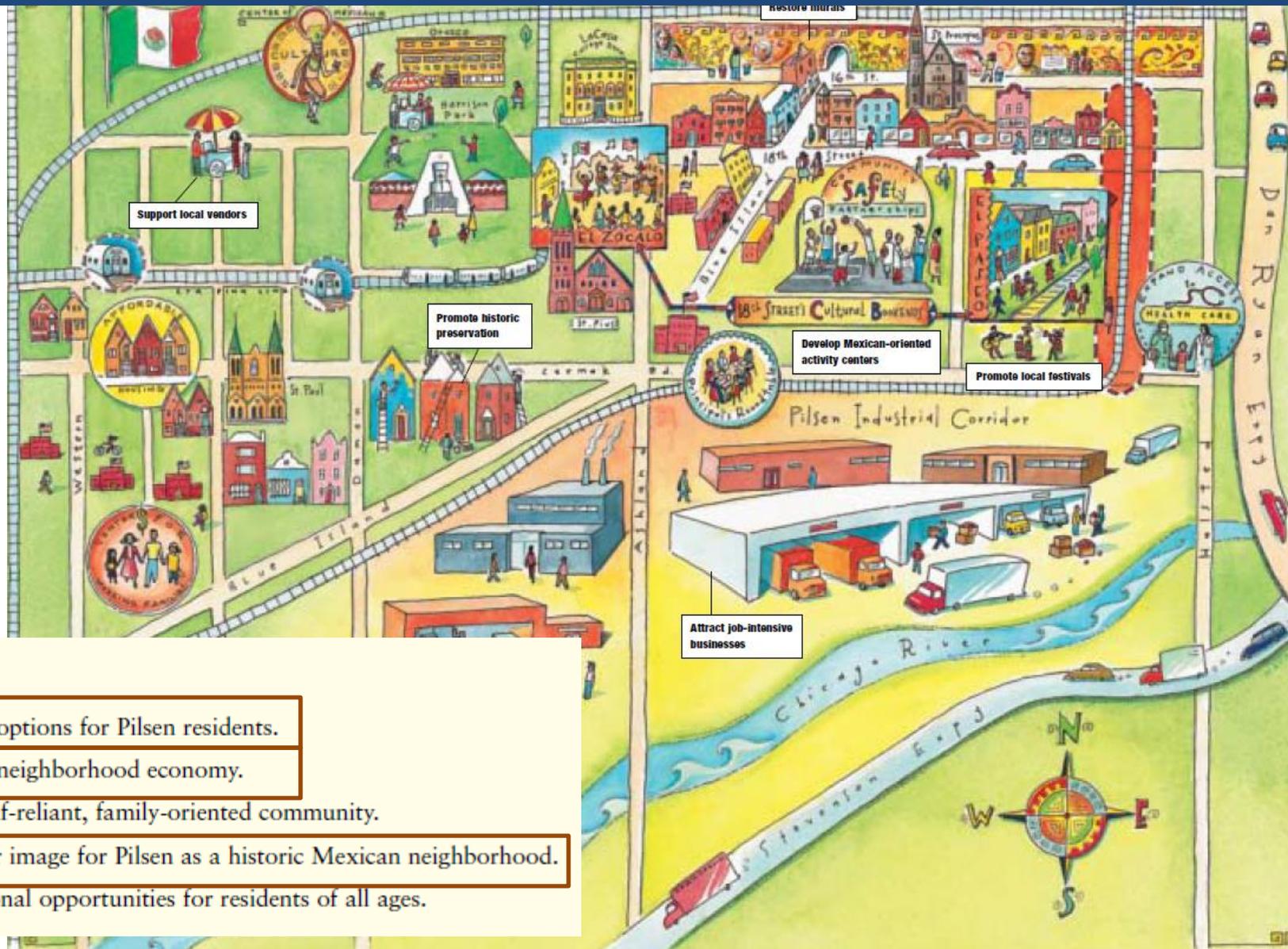
# Other Partners and Related Projects

- DPD's Industrial Corridor Modernization initiative
- DPD's Chicago Neighborhoods Now initiative
- Adler School of Professional Psychology's Health Impact Assessment project

# Goals and Purpose of a Land Use Strategy

- Describes where you live, work, play, shop and learn
- Identifies future places to live, work, play, shop and learn
- Confirms the places and the community character to preserve and improve
- Guide for a 10-20 year period

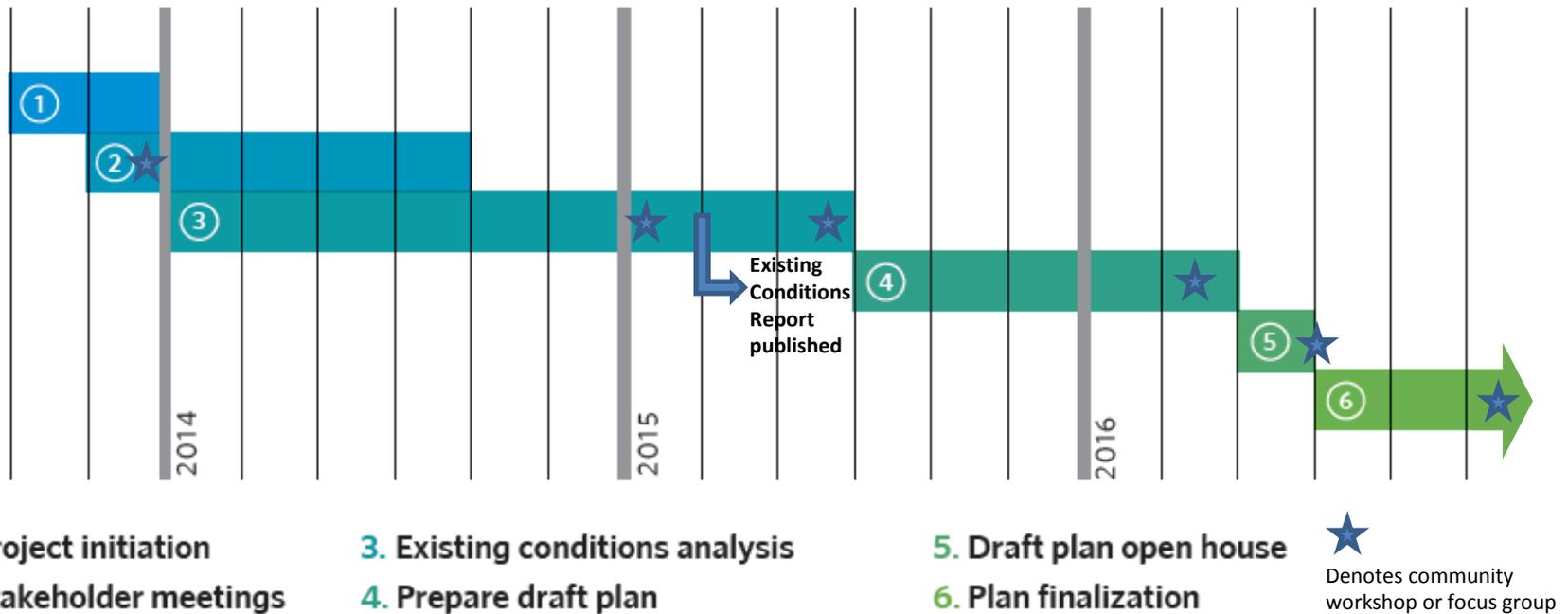
# Building on Quality of Life Plans



## Our strategies:

1. **Expand** housing options for Pilsen residents.
2. **Build** a stronger neighborhood economy.
3. **Make** Pilsen a self-reliant, family-oriented community.
4. **Create** a stronger image for Pilsen as a historic Mexican neighborhood.
5. **Develop** educational opportunities for residents of all ages.

# Planning Process Overview



As part of the planning process, the project team has published a comprehensive Existing Conditions Report, and conducted significant public outreach, including stakeholder interviews, focus groups, and community workshops. So far, the team has met with over 200 residents and stakeholders.

# Key Community Priorities

## Housing

- Preserve housing affordability for owners and renters
- Obtain assistance and guidance on housing maintenance and rehabilitation, particularly given the older housing stock of the neighborhood

## Retail

- Preserve neighborhood character, including corner store retail in residential areas, and mixed-use developments along commercial corridors
- Protect and improve walkability and accessibility of commercial corridors

# Key Community Priorities

## Built Environment

- Preserve neighborhood character, including architectural style and scale of buildings
- Protect murals and public art

## Open Space

- Create better connections to and between existing open spaces
- Improve access to the river
- Create additional open space, including non-traditional open spaces, such as rails-to-trails projects, community gardens, pocket parks, etc.
- Create a “campus environment” that safely connects institutions on Western Ave.

# Draft Plan Goals

## **Housing**

Preserve affordability and character of housing

## **Retail**

Preserve the unique retail environment

## **Built environment**

Preserve neighborhood character

## **Open space**

Expand the number and variety of recreational opportunities

## **Transition Areas**

Pursue targeted planning in areas that may attract interest for new land uses

# Next Steps

- Revise draft goals and recommendations per Open House feedback
- Complete Draft Plan and post on project website for public comment
- Finalize plan
- Submit plan to Chicago's Plan Commission for adoption